

UNOFFICIAL COPY

THIS INDENTURE, made this 28th day of April 1992,  
 between James J. Graf and Anthony J. Esposito(1)  
 of the Town \_\_\_\_\_ of Cicero, County of Cook  
 and State of Illinois, Mortgagor,  
 and Commercial National Bank of Berwyn, a National Banking Corporation  
 of the City Berwyn of Cook County of Cook  
 and State of Illinois, as Trustee,

WITNESSETH THAT WHEREAS, the said James J. Graf and Anthony J. Esposito (J)

justly indebted upon one principal note in the sum of Nineteen thousand one hundred eleven dollars and eighty cents Dollars, due

and payable as follows: \$318.53 due on the 26th of May, 1992. \$318.53 due on the 26th day of each and every month commencing thereafter until final payment is due. Final installment of \$318.53 shall be due and payable on the 26th of April, 1997 or not sooner paid in full.

Property of Cook County Clerk's Office  
THIS IS A TRUST DEED

DEPT 91 RECORDINGS 971.50  
 189799 TRAN 1593 05/26/92 12:32:00  
 #4238 # 1F \* 92-343320  
 COOK COUNTY RECORDER

with interest at the rate of 10.00 per cent per annum, payable

However, any part of the property is sold or transferred without Lenders prior written consent, Lender may declare the entire loan balance to be immediately due and payable after 30 days Borrowers can become liable for expenses for foreclosure including court cost and reasonable attorney's fees.

all of said notes bearing even date herewith and being payable to the order of

Commercial National Bank of Berwyn

at the office of Commercial National Bank of Berwyn or such other place as the legal holder thereof may in writing appoint, in lawful money of the United States, and bearing interest after maturity at the rate of seven per cent per annum.

Borrowers shall pay to the note holder a late charge of 5.00% of any monthly installment received by the note holder within 10 days after the installment is due. Each of said principal notes is identified by the certificate of the trustee appearing thereon.

NOW, HEREOF, the Mortgagor, for the better securing of the said indebtedness as by the said note evidenced, and the performance of the covenants and agreements herein contained on the Mortgagor's part to be performed, and also in consideration of the sum of ONE DOLLAR in hand paid, does CONVEY AND WARRANT unto the said trustee and the trustee's successors in trust, the following described real estate situate in the

County of Cook and State of Illinois to wit:

The South 42 feet of the North 73 feet of Lot 2 in Block in 13 E.A. Cummins and Company's Subdivision of Blocks 4 and 13 in Winslow's Subdivision of the Northwest 1/4 of Section 29, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Common Address: 2310 S. 61st Court Cicero

P.I.N.# 16-29-112-021

82282320

50  
\$ 27.00

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# Trust Deed

Insurance and Receiver

James J. Graf and Anthony J. Esposito (joint tenancy)

TO

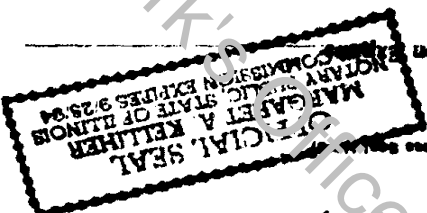
Commercial National Bank of Berwyn  
a National Banking Corporation

ADDRESS OF PROPERTY:

2310 S. 61st Court  
Cicero, Illinois 60650

MAIL TO: Commercial National Bank of Berwyn  
3322 South Oak Park Avenue  
Berwyn, Illinois 60402  
James A. Cairo/mag

Property of Cook County Clerk's Office



I, The Undersigned \_\_\_\_\_ a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James J. Graf and Anthony J. Esposito \_\_\_\_\_ (joint tenancy) personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this \_\_\_\_\_ 28th day of April 19 92

*Margaret A. Kellner*  
Notary Public

STATE OF Illinois }  
COUNTY OF Cook } ss.

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Together with all the tenements, hereditaments and appurtenances thereunto belonging and the rents, issues and profits thereof and all gas and electric fixtures, engines, boilers, furnaces, ranges, heating, air-conditioning and lifting apparatus and all fixtures now in or that shall hereafter be placed in any building now or hereafter standing on said land, and all the estate, right, title and interest of the Mortgagor of, in and to said land, hereby expressly releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; TO HAVE AND TO HOLD the same unto the said trustee and the trustee's successors in trust, FOREVER, for the uses and purposes, and upon the trusts herein set forth.

And the Mortgagor does covenant and agree as follows: To pay said indebtedness and the interest thereon as herein and in said notes provided; to pay all taxes and assessments levied on said premises as and when the same shall become due and payable and to keep all buildings at any time situated on said premises in good repair and to suffer no lien of mechanics or material men, or other claim, to attach to said premises, to pay all water taxes thereon as and when the same shall become due and payable and neither to do, nor suffer to be done, anything whereby the security hereby effected or intended so to be shall be weakened, diminished or impaired; to keep all buildings which may at any time be situated upon said premises insured in a company or companies to be approved by the trustee and the trustee's successors in trust, or the legal holder of said note or notes, against loss or damage by fire for the full insurable value of such buildings for an amount not less than the amount of the indebtedness secured hereby and to cause such insurance policies, with the usual mortgage clause attached or other sufficient endorsement, to be deposited with trustee as additional security hereunder and upon failure to so secure and deposit such insurance policies, said trustee or the trustee's successors in trust, or the legal holder of the note or notes, is hereby authorized to procure the same, and all moneys which may be advanced by said trustee or the trustee's successors in trust, or by the legal holder of said note or notes, or any of them, for the aforesaid purposes, or any of them, or to remove encumbrances upon said premises or in any manner protect the title or estate hereby conveyed, or expended in or about any suit or proceedings in relation thereto, including attorneys' fees, shall with interest thereon at seven per cent per annum, become so much additional indebtedness secured hereby; but nothing herein contained shall render it obligatory upon said trustee or the trustee's successors in trust, or the legal holder of said note or notes, to so advance or pay any such sums as aforesaid.

In the event of a breach of any of the aforesaid covenants or agreements, or in case of default in payment of any note or notes secured hereby, or in case of default in the payment of one of the installments of interest thereon, and such default shall continue for thirty (30) days after such installment becomes due and payable, then at the election of the holder of said note or notes or any of them, the said principal sum together with the accrued interest thereon shall at once become due and payable; such election, being made at any time after the expiration of said thirty (30) days without notice, and thereupon the legal holder of said indebtedness, or any part thereof, or said trustee or the trustee's successors in trust, shall have the right immediately to foreclose this trust deed and upon the filing of a complaint for that purpose, the court in which such complaint is filed, may at once and without notice appoint a receiver to take possession or charge of said premises free and clear of all homestead rights or interests, with power to collect the rents, issues and profits thereof, during the pendency of such foreclosure suit and until the time to redeem the same from any sale made under any decree foreclosing this trust deed shall expire, and in case proceedings shall be instituted for the foreclosure of this trust deed, all expenses and disbursements paid or incurred in behalf of the plaintiff, including reasonable attorneys' fees, outlays for documentary evidence, stenographers' charges, costs of procuring a complete abstract of title, showing the whole title to said premises embracing such foreclosure decree, shall be paid by the said Mortgagor, and such fees, expenses and disbursements shall be so much additional indebtedness secured hereby and shall be included in any decree entered in such proceedings for the foreclosure of this trust deed, and such proceedings shall not be dismissed or a release hereof given until all such fees, expenses and disbursements and all the cost of such proceedings have been paid and out of the proceeds of any sale of said premises that may be made under such decree of foreclosure of this trust deed, there shall be paid: First: All the cost of such suit, including advertising, sale and conveyance, attorneys', stenographers' and trustees' fees, outlays for documentary evidence and costs of such abstract and examination of title. Second: All moneys advanced by the trustee or the trustee's successors in trust or the legal holder of said note or notes, or any of them for any other purpose authorized in this trust deed, with interest on such advances at seven per cent per annum. Third: All the accrued interest remaining unpaid on the indebtedness hereby secured. Fourth: All of said principal sum remaining unpaid. The overplus of the proceeds of sale shall then be paid to the Mortgagor or to his legal representatives or assigns on reasonable request.

In case of the default of the payment of the indebtedness secured hereby or the breach of any of the covenants and agreements entered into on the Mortgagor's part, the Mortgagor hereby waives all right to the possession, income and rents of said premises, and it thereupon shall be lawful for the trustee or the trustee's successors in trust, to enter into and upon and take possession of said premises and to let the same and receive and collect all rents, issues and profits thereof.

AND THE Mortgagor further agrees that in case of a foreclosure decree and sale of said premises thereunder, all policies of insurance provided for herein may be rewritten or otherwise changed so that the interest of the owner of the certificate of sale, under such foreclosure, shall be protected to the same extent and in like manner as the interest of the legal holder of the note or notes herein described is protected by such policies.

Upon full payment of the indebtedness aforesaid and the performance of the covenants and agreements hereinbefore made by the Mortgagor, a reconveyance of said premises shall be made by the said trustee, or the trustee's successors in trust to the Mortgagor upon receiving reasonable charge therefor, and in case of the death, resignation,

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or removal from said Cook County, or other inability to act of said trustee, when any

action hereunder may be required by any person entitled thereto, then Chicago Title Insurance Co

being appointed and made successor in trust herein, with like power and authority as is hereby vested in said trustee.

"Legal holder" referred to herein shall include the legal holder or holders, owner or owners of said note or notes, or indorsees, or any part thereof, or of said certificate of sale and all the covenants and agreements of the Mortgagor herein shall extend to and be binding upon Mortgagor's heirs, executors, administrators or other legal representatives and assigns.

WITNESS the hands and seals of the Mortgagor, the day and year first above written.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

The note or notes mentioned in the within trust deed have been

identified herewith under Identification No. \_\_\_\_\_

Trustee

James A. Galro

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Property of Cook County Clerk's Office